

153.0

0011

0010.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

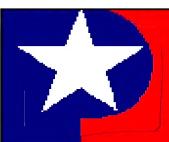
985,000 / 985,000

USE VALUE:

985,000 / 985,000

ASSESSED:

985,000 / 985,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
51		CHESTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ARSENEAULT HENRY J/ELAINE	
Owner 2:	
Owner 3:	
Street 1: 51 CHESTER ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: ZIZZO PAUL A -
Owner 2: CAIRNS STEPHEN J -
Street 1: 51 CHESTER ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2083 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes

ZIZZO PAUL A	1309-18	9/27/2005	689,000	No	No
POWERS ROBERT S	1189-167	6/29/1998	375,000	No	No

OTHER ASSESSMENTS	BUILDING PERMITS	ACTIVITY INFORMATION
Code Descrip/No Amount Com. Int	Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

PROPERTY FACTORS	5/12/2004 414 Wood Dec 10,000 G6 GR FY06 10X18
Item Code Description %	3/29/2004 207 Siding 21,900 vinyl
Z R1 SINGLE FA 100	8/22/2000 675 Redo Kit 19,500 G7 GR FY07
o	
n	
Census: Exempt 3 22	
Flood Haz: Topo 1 Level	
D Street	
s Gas:	

LAND SECTION (First 7 lines only)	Sign: VERIFICATION OF VISIT NOT DATA
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Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
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Code Fact PriceUnits

101 One Family 5259 Sq. Ft. Site 0 80. 1.10 9

462,216 462,200

Total AC/Ha: 0.12073 Total SF/SM: 5259 Parcel LUC: 101 One Family Prime NB Desc Brackett Total: 462,216 Spl Credit Total: 462,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.
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Database: AssessPro - ArchiveProArling apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 05 - Garrison	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:																												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	10 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:																					
Roof Struct: 1 - Gable				OTHER FEATURES	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Very Good	WSFlue:	Rating:	RESIDENTIAL GRID																						
Roof Cover: 1 - Asphalt Shgl				Color: BEIGE	Tots:	RMS: 8	BRs: 4	Baths: 1	HB: 1	1st Res Grid Desc: Line 1 # Units 1																									
View / Desir:				Condo Information	Total Units:	FY LR DR D K FR RR BR FB HB L O	Level	Other	Upper	Lvl 2	Lvl 1	Lower	7	11	4	15	4	7	14	5	4	OFFP													
GENERAL INFORMATION				Location:	Floor:	% Own:	Name:	REMODELING	RES BREAKDOWN					7	FFL	STG	11	3	9	FFL	3	BMT	18	UAT	SFL	FFL	BMT								
Grade: C+ - Average (+)	Year Blt: 1939	Eff Yr Blt:	Alt LUC:	Alt %:	DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL	1	8	4	6	14	1	4	OFFP	UAT	SFL	FFL	BMT										
Jurisdct: G6	Fact: .	Const Mod:	Lump Sum Adj:	Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %	Functional:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:	1	8	4	TQS	14	1	4	SFL	1	14	20	14								
INTERIOR INFORMATION				Prim Int Wal 2 - Plaster	Economic:	%	Special:																												
Sec Int Wall:	%	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total:	4.6 %	Override:																												
CALC SUMMARY				Basic \$ / SQ: 140.00	Size Adj.: 1.20895660	Const Adj.: 1.00289965	Adj \$ / SQ: 169.745	Other Features: 103231	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 547963	Depreciation: 25206	Depreciated Total: 522757	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 186.72	Special Features: 0	Val/Su Net: 160.61	Final Total: 522800	Val/Su SzAd 278.31	COMPARABLE SALES										
BSmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	% AC: 100	Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	Rate	Parcel ID	Typ	Date	Sale Price																
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:	PARCEL ID				SUB AREA				SUB AREA DETAIL																		
SPEC FEATURES/YARD ITEMS																153.0-0011-0010.0				IMAGE				AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
More: N																Total Yard Items:				Total Special Features:				Total:				Photo				Address			